

Board of County Commissioners Agenda Request 25

Date of Meeting: August 30, 2005

Date Submitted: August 24, 2005

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Kim Dressel, Management Services Director

Subject: Authorization to Issue a Request for Proposals for Architecture, Engineering and Interior Design Services for Phase IB Renovations at the Leon County Courthouse

Statement of Issue:

This agenda item seeks Board approval to issue a Request for Proposals (RFP) for Architecture/ Engineering (A&E) and Interior Design services to perform Phase IB renovations at the Leon County Courthouse (Attachment #1).

Background:

The Board approved the Phase I space allocation plan for the Courthouse and Bank of America property (Courthouse Annex) on October 12, 2004. Phase I was broken into two work components (Phases IA and IB) to better manage the scope of work.

- Design work for Phase IA was performed by Barnett-Fronczak Architects (for space within the Annex) and Johnson Peterson Architects (for space within the Courthouse). Construction is currently being performed under a Construction Manager At-Risk Agreement with Peter Brown Construction, which was approved by the Board on June 28, 2005. Phase IA work includes:
 - (1) Renovation of space in the Annex to house the Supervisor of Elections, Guardian Ad Litem, Property Appraiser, Tax Collector and offices of the Clerk of the Courts that do not perform court-related functions; and
 - (2) Renovation of second and third floor space in the Courthouse to provide the Courts with two courtrooms, six hearing rooms, additional offices and support space. Renovations will occur in areas to be vacated through the relocation of the Supervisor of Elections, Guardian Ad Litem and Clerk of Court offices that do not perform court-related functions.
- Proposed RFP -- Phase IB is for the design of the remainder of the Phase I space plan. The selected firm will be tasked to provide the required design services to accomplish renovations to various areas of the Courthouse, which will result in the addition of two courtrooms, several hearing rooms, State Attorney and Public Defender offices, and allow functions currently performed in the Traffic Court building to be relocated to the Courthouse.

Analysis:

Phase IB project design activities will encompass approximately 31,000 square feet of space within the Courthouse. This will include the design of two courtrooms, several hearing rooms, judicial offices, general office and support space, and public and controlled circulation areas in the following Courthouse spaces:

- 4th floor -- Additional office space for the State Attorney and Public Defender (in areas to be vacated by the Courts);

- 2nd and 3rd floor – Courtrooms, hearing rooms, office and support space for the Clerk of the Courts, through their relocation to the first floor);
- 1st floor – Office and support space for the Clerk of the Courts (in areas vacated by the Property Appraiser and Tax Collector under Phase IA, and which will provide the Clerk of the Courts with space to relocate court-related functions from the 2nd and 3rd floor of the Courthouse as well as from the Traffic Court Building); and
- P3 level – Additional office space for MIS (in an office vacated by the Property Appraiser under Phase IA).

The selected firm shall be responsible for the coordination of any and all related sub-consulting professional services activities, such as architecture, engineering (civil, structural, mechanical, electrical, plumbing, sprinkler systems, etc.), telecommunications, structured wiring, interior design and space planning. It is intended that these services would be provided by firms working as a team for the duration of the contract period, and would continue to work with the Construction Manager for Phase IB, which would be selected through an upcoming RFP.

Funds have been budgeted for the anticipated Phase IB work.

Options:

1. Authorize the issuance of the Request For Proposals for Architecture/Engineering and Interior Design services to provide for Phase IB renovations at the Courthouse.
2. Do not authorize the issuance of the Request For Proposals for Architecture/Engineering and Interior Design services.
3. Board Direction.

Recommendation:

Option #1

Attachment:

1. RFP for A&E and Interior Design Services

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